

33-96
#2683WARRANTY DEED

007563

TRANSFER
TAX
PAID

RONALD S. LAVERDIERE and LINDA M. LAVERDIERE of Waterville, County of Kennebec and State of Maine for consideration paid, grant to JAMES M. EGERTON and WENDY C. EGERTON of Waterville, County of Kennebec and State of Maine with WARRANTY COVENANTS, as joint tenants, the land situated in the southerly side of Water Street, so-called, in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron rod set on the southerly right of way line of said Street at the northeasterly corner of the premises described in the deed of Ronald S. and Linda M. LaVerdiere to Jeannette F. Hall, said deed dated September 21, 1992 recorded in Book 4245, Page 255 of the Kennebec County Registry of Deeds; thence by the following courses and distances, to wit:

1) North Eighty-Eight Degrees, Thirteen Minutes, Forty-Two Seconds East (N 88° 13' 42" E) along the southerly right of way line of said Street, a distance of one hundred eighty-eight and 02/100ths feet (188.02) to an iron rod set on said line for a corner; thence

2) South One Degree, Nine Minutes, Twenty Seconds East (S 01° 09' 20" E) along land retained by Ronald S. and Linda M. LaVerdiere and along the westerly line of a twenty (20) foot right of way hereinafter described, a distance of twenty-five and 21/100ths (25.21) feet to an iron rod set for a corner; thence

3) South Fifty-Four Degrees, Twenty-Two Minutes, Fifty-Six Seconds West (S 54° 22' 56" W) along land retained by Ronald S. and Linda M. LaVerdiere and along the northwesterly line of said right of way, a distance of forty and 07/100ths (40.07) feet to the southwesterly corner of said right of way; thence

4) Continuing along the same bearing and along land retained by Ronald S. and Linda M. LaVerdiere, a distance of five and 41/100ths (5.41) feet to an iron rod found at a corner; thence

5) South Eighty-Seven Degrees, Forty-Nine Minutes, Forty-Eight Seconds West (S 87° 49' 48" W) along land retained by Ronald S. and Linda M. LaVerdiere, a distance of eighty-six and 96/100ths (86.96) feet to the northeasterly corner of the premises described in a Boundary Agreement between Ronald S. and Linda M. LaVerdiere and Jeannette F. Hall, said agreement dated September 18, 1992 and recorded in the Kennebec County Registry of Deeds, Book 4245, Page 252; thence

6) Continuing along the same bearing and along the northerly line of the land now or formerly of said Hall, a distance of seventy-seven and 09/100ths (77.09) feet to an iron rod set on said line at the southeasterly corner of the land deeded to said Hall by Ronald S. and Linda M. LaVerdiere, heretofore referenced; thence

7) North Thirteen Degrees, Twenty-Seven Minutes, Thirty Seconds East (N 13° 27' 30" E) along the easterly line of the land of said Hall, a distance of fifty-three and

57/100ths (53.57) feet to the iron rod set at the point of beginning.


Together with a right of way for the purpose of ingress and egress on foot and by vehicle over a twenty (20) feet strip of land lying next easterly of the easterly line of the above described premises and lying next southeasterly of so much of the southeasterly line of the above described premises which lies within twenty (20) feet southerly of the line of the stone wall on the northerly side of the paved drive on the above described premises.

The northerly most one half (.5) foot of the above described premises is conveyed subject to two sewer easements granted to the Kennebec Sanitary Treatment District, the first by Herman D. Claprood et al., dated April 30, 1973 and recorded in the Kennebec Registry of Deeds Book 1638, Page 186 and the second by Dorothy H. Simpson, dated April 30, 1973 and recorded in said Registry of Deeds Book 1368, Page 184.


The above described parcel contains nine thousand, four hundred fifty (9,450) square feet, more or less, or zero and 217/1000ths (0.217) acres and is the same labeled "Second Parcel to be conveyed" shown on a survey entitled "Plan of Property to be conveyed by Ronald S. and Linda M. LaVerdiere", Water Street, Waterville, Maine, by K & K Land Surveyors, Inc., Verne D. Pinney, P.L.S. #1132, dated 8/92, and recorded in the Kennebec Registry of Deeds. All iron rods called as "set" in the foregoing description are 1/2 inch rebar, capped and labeled, "K & K Land Surveyors, Inc., #1132".

Being the remainder of the parcel described in the warranty deed of Dorothy M. Simpson to Ronald S. LaVerdiere and Linda M. LaVerdiere, dated February 24, 1981 and recorded in Book 2362, Page 30 of the Kennebec County Registry of Deeds, and being a portion of the parcel described in the warranty deed of Helen D. Claprood to Ronald S. and Linda M. LaVerdiere, dated April 6, 1981 and recorded in Book 2371, Page 51 of the Kennebec County Registry of Deeds.

WITNESS our hands and seals this ninth day of April, 1993.


WITNESS


RONALD S. LAVERDIERE


WITNESS


LINDA M. LAVERDIERE

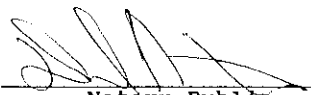
THE STATE OF MAINE
Kennebec, ss.

April 9, 1993

Then personally appeared the above named RONALD S. LAVERDIERE and LINDA M. LAVERDIERE and acknowledged the foregoing instrument to be their free act and deed.



Before me,


Notary Public

RECEIVED KENNEBEC SS.

1993 APR 12 AM 9:00

DAVID R. WHITTIER
MY COMMISSION EXPIRES:
AUGUST 31, 1993

92L04:EGERTON

ATTEST: 
REGISTER OF DEEDS